151.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,100 / 714,100
					USE VALUE:	714,100 / 714,100
					ASSESSED:	714,100 / 714,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELL ROBERT S JR
Owner 2:	
Owner 3:	
Street 1:	32 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELL ROBERT S JR & -
Owner 2:	BELL KUMI OBARA -
Street 1:	32 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5345.000	249,800		464,300	714,100
Total Card	0.123	249,800		464,300	714,100
Total Parcel	0.123	249,800		464,300	714,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.00 /Parcel: 420.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100367

GIS Ref

GIS Ref

Insp Date 04/18/18

!11875!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,800	0	5,345.	464,300	714,100		Year end	12/23/2021
2021	101	FV	242,500	0	5,345.	464,300	706,800		Year End Roll	12/10/2020
2020	101	FV	242,500	0	5,345.	464,300	706,800	706,800	Year End Roll	12/18/2019
2019	101	FV	205,600	0	5,345.	435,300	640,900	640,900	Year End Roll	1/3/2019
2018	101	FV	205,600	0	5,345.	359,800	565,400	565,400	Year End Roll	12/20/2017
2017	101	FV	205,600	0	5,345.	330,800	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	205,600	0	5,345.	301,800	507,400	507,400	Year End	1/4/2016
2015	101	FV	200,600	0	5,345.	296,000	496,600	496,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:17:19

LAST REV

Date	Time
05/03/18	11:19:55
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11875

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELL ROBERT S J	65084-402		3/20/2015	Convenience	10	No	No		
MC KERSIE WILLI	59424-184		6/29/2012		524,500	No	No		
FINOCCHIARO THO	47617-562		6/13/2006		490,000	No	No		
HORKAN JOHN W/E	29572-537		12/23/1998		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	100367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2013	151	Manual	13,258	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Inspected	BS	Barbara S
4/14/2018	MEAS&NOTICE	HS	Hanne S
5/22/2013	Info Fm Prmt	EMK	Ellen K
9/29/2012	MLS	EMK	Ellen K
10/29/2008	Meas/Inspect	355	PATRIOT
12/14/2006	MLS	HC	Helen Chinal
4/13/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5345		Sq. Ft.	Site		0	80.	1.09	9									464,280						464,300	

Total AC/HA:	0.12270	Total SF/SM:	5345	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	464,280	Spl Credit		Total:	464,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362062
Depreciation:	112239
Depreciated Total:	249823

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

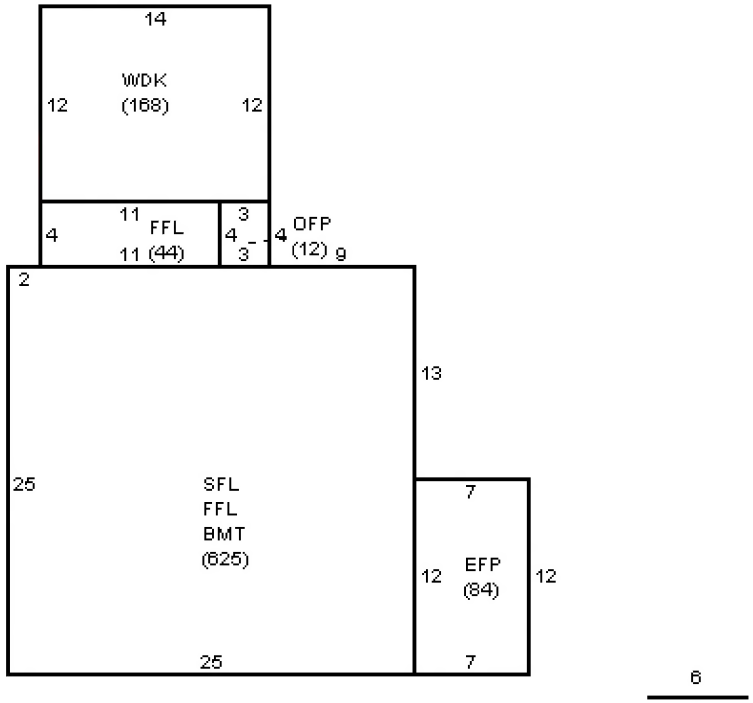
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	114.43
Final Total:	249800	Val/Su SzAd	193.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	669	175.480	117,398
BMT	Basement	625	78.310	48,943
SFL	Second Floor	625	175.480	109,677
WDK	Deck	168	11.950	2,008
EFP	Enclos Porch	84	59.630	5,009
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,183	Total:	283,563
Size Ad	1294	Gross Area	2183	FinArea	1700
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	